


72300517-001

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20240523000152950 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/23/2024 09:59:58 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That the undersigned **Maddox Jones, LLC** (hereinafter known as "Grantors," whether one or more), for and in consideration of the sum of One Thousand 00/100 Dollars (\$ 1,000.00 ) and other good and valuable consideration paid to Grantors in hand by Alabama Power Company, a corporation, the receipt and sufficiency of which are hereby acknowledged, do hereby grant to said Alabama Power Company, its successors and assigns (hereinafter the "Company" or "Grantee"), the following easements, rights, and privileges:

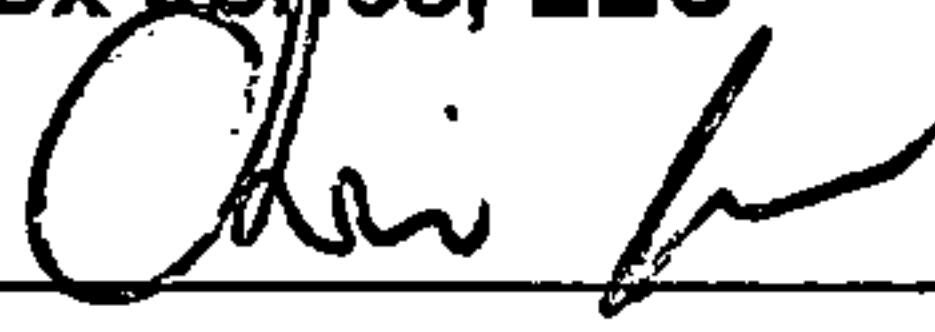
The right to cut any timber located upon the property of the Grantors (hereinafter, "Grantors' Property") which in falling would come within five (5) feet of any conductor of the Company constructed upon, over, under, and/or across a strip of land (hereinafter "Right of Way") located on any other property, including public road right of way. Said Right of Way and Grantors' Property being more particularly described within Exhibit A attached hereto.

The Company is further granted all the rights or privileges necessary or convenient for the full enjoyment or use of said rights granted herein for the purposes above described, including the right of ingress and egress to and from said Right of Way across Grantors' Property.

The Grantors covenant with the said Grantee, that Grantors are lawfully seized in fee of the above described land; that said land is free from all encumbrance; that Grantors have a good right to convey the same to the said Company, and that Grantors will warrant and defend the said land to the said Company forever.

TO HAVE AND TO HOLD the same to the said Grantee, its successors and assigns, forever.  
Grantors shall have the right to use Grantors' Property for any purpose not inconsistent with the rights which Grantee may from time to time exercise hereunder.

IN WITNESS WHEREOF, we have here unto set our hands and seals, this the 20<sup>th</sup> day of May, 2024.

Maddox Jones, LLC  
BY:   
\_\_\_\_\_

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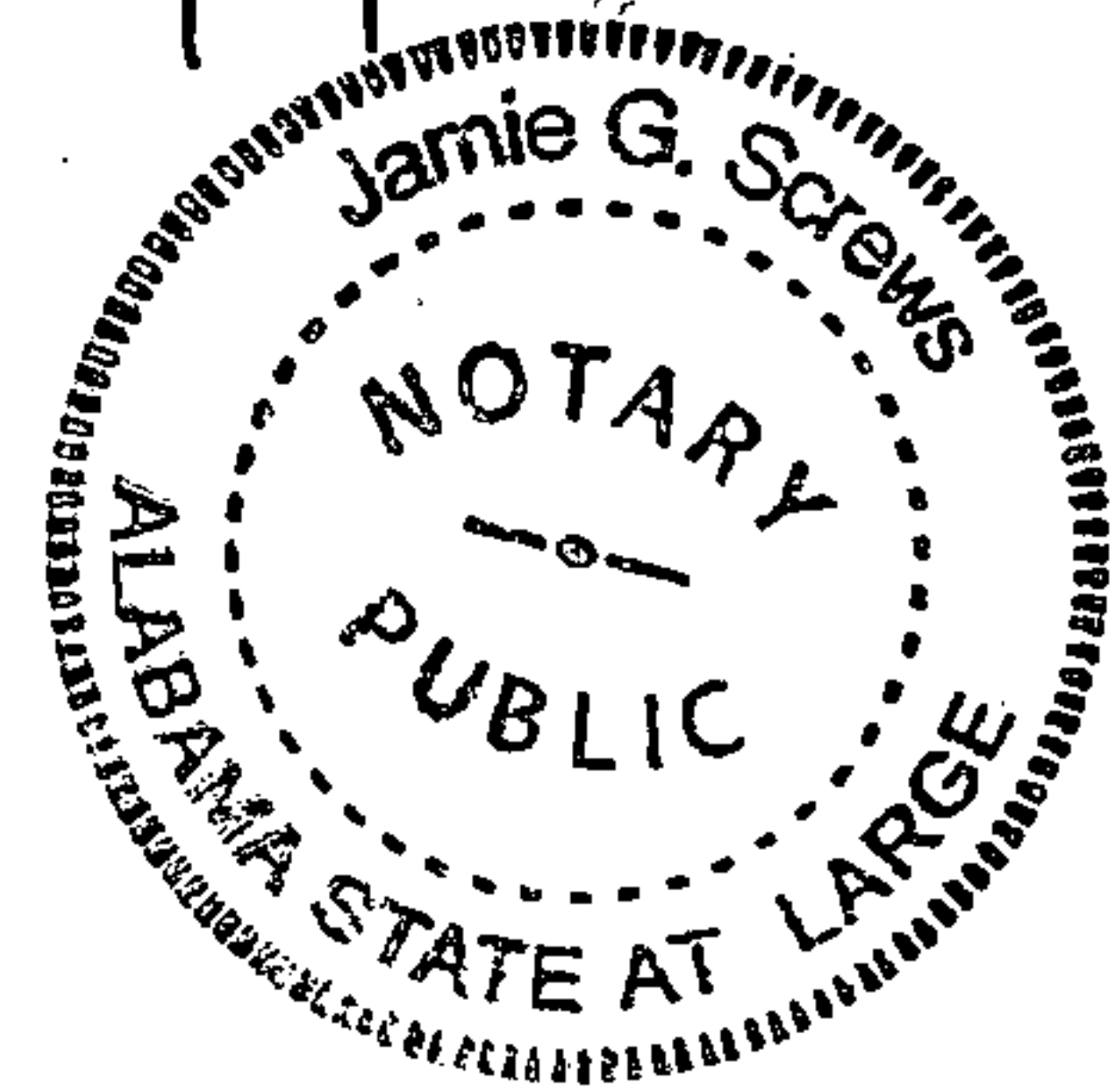
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I, Jamie G Screws, a Notary Public in and for said County in said State, hereby certify that Chris Jones, whose name as is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such \_\_\_\_\_ and with full authority, executed the same voluntarily, for and as the act of said Stoney Ridge Development Corporation.

Given under my hand and official seal this the 20 day of May, 2024.

Jamie G Screws  
My Commission Expires: 9/9/2024

My Commission Expires  
September 9, 2024



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**EXHIBIT A**

Grantors own property as recorded Instrument Number 20070104000003060 ("Grantors' Property").

The Right of Way herein granted by Grantors consists of a strip of land, varying in width, lying within the Southwest Quarter of the Northwest Quarter (SW ¼ of the NW ¼), Section 23, Township 21 South, Range 03 West, Shelby County, Alabama, such strip being more particularly described as follows:

To reach the point of beginning, commence at the Southeast corner of Section 14, Township 21 South, Range 3 West, marked by a found 4"x4" Hewed Lighter Knot in Rock Pile; thence run N89°56'06"W, a distance of 3824.28 feet to a set 5/8" rebar with yellow APCO cap; thence run S02°07'23"W, a distance of 571.72 feet to a set 5/8" rebar with yellow APCO cap; thence run S09°44'13"W, a distance of 242.42 feet to a set 5/8" rebar with yellow APCO cap; thence run S07°51'41"W, a distance of 386.25 feet to a set 5/8" rebar with yellow APCO cap; thence run S78°03'32"W, a distance of 101.06 feet to a point at the intersection of survey centerline and centerline of Alabama State Highway #119/ Montevallo Road, said point also being the **Point of Beginning** of the strip of right of way herein described; therefrom the strip is varying in width and lies left of the centerline of survey, and continuation thereof, which begins at such point of beginning and runs S78°03'32"W, a distance of 75.01 feet to a set 5/8" rebar with yellow APCO cap; thence run N88°41'42"W, a distance of 164.57 feet to a point, such point also being the **Point of Ending** of said strip of right of way herein described.

All bearings based on Alabama State Plane West Zone Grid North NAD '83 (2011).

\_\_\_\_\_  
Grantor's Initials